

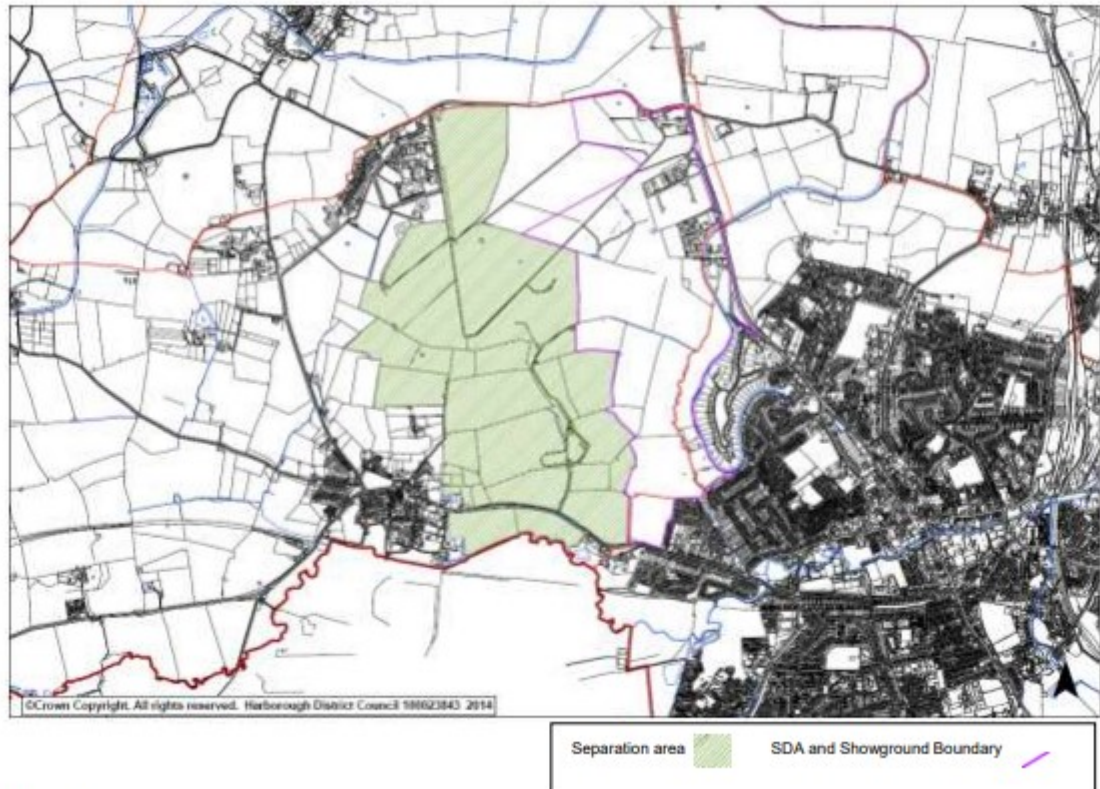
From: Matthew Bills
Sent: 18 October 2021 15:26
To: planning@harborough.gov.uk
Cc: Mark Patterson
Subject: 21/01600/OUT Outline application Cat B Prison

Outline planning application (All Matters Reserved except for means of access and scale) for the construction of a new Category B prison of up to 82,555sqm within a secure perimeter fence, together with access, parking, landscaping and associated engineering works | Land Adj HM Prison Welland Avenue Gartree Lubenham Leicestershire

Having reviewed the plans for the plans for the above application I make the following comments;

1. The application site is entirely within the Neighbourhood Area for the Lubenham Neighbourhood Plan but is also, in parts, adjacent to the Foxton Neighbourhood Plan Area of separation . The policies of the adopted Plans may be relevant and should be considered when determining the application.
2. I note the site boundary extends into the area of separation between Gartree and Lubenham (Policy LNP01).
 - a. Policy LNP01 states:
The open character of the Lubenham & Gartree Area of Separation, as defined on Map 2, shall be maintained, to preserve a visual separation from the settlement of Market Harborough and retain the distinctive character and separate identities of Lubenham and Gartree. Development within this area will be permitted if (a) it would not diminish the physical or visual separation between built up areas associated with these settlements; and (b) it would not compromise, either alone or in conjunction with other existing or proposed development, the effectiveness of the Area of Separation in protecting the identity and distinctiveness of these settlements. Any development proposal within the Area of Separation must be accompanied by an analysis and proposals for mitigation of likely impact on settlement setting and the objective of visual separation, giving specific attention to use of location, design and landscaping appropriate to the character of the area.

Lubeham Area of Separation



Map 2

- b. The requirements of LNP01 should be fully met to ensure the application is compliant with current development plan
3. The Foxton Neighbourhood Plan Policy F1 states:
 - a. *Policy F1: Countryside The Countryside (land outside the Foxton Limits to Development and the Foxton Locks Area as defined on Map 2 and the Policies Map) will be protected for the sake of its intrinsic character, beauty, the diversity of its landscapes, heritage and wildlife, the wealth of its natural resources and to ensure it may be enjoyed by all. Development in the Countryside will be strictly controlled in accordance with Harborough Local Plan Policies SS1, GD3 and GD4.*
4. I note the Landscape and Visual Impact Assessment provided as part of the application which has recognised Lubeham NDP policy LNP01 within the assessment
5. The close location of the Scheduled Monument of Foxton Locks, the effect of the development on the Foxton Locks site and its tourism offer has apparently yet to be determined although I note Historic England response.
6. I note the BNG calculation area plan, however there is no provision as far as I am able to determine for Biodiversity Net Gain calculations as part of the application process. A calculation should be undertaken using a suitable metric to ascertain whether the development will meet the requirements of BNG and what mitigation measures are required.
7. There may be local mitigation required through provision of a suitable S106 agreement. This might be for local traffic mitigation measures, sustainable footpath, cycleway and other access improvements, provision of additional screening and bund from visual impacts of the development, provision of additional community facilities. These issues need to be discussed with the relevant officers and communities.
8. I note the comments of the LLFA regarding flood mitigation. There is local concern that the development may exacerbate the existing flooding issues in Lubeham. The community will need to be reassured with robust evidence that the proposals provide full mitigation against flooding.



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